



Suffolk Road

Sidcup, DA14 5DD

A deceptively spacious period semi detached house full of character and with a charming rear garden. This 2 bedroom house is offered to the market CHAIN FREE and offers access to local shops, schools and transport links.

Main Features

- Situated in a quiet close
- Spacious lounge/diner
- Double glazing
- Gas central heating
- 120' rear garden
- Early viewing recommended

FULL DESCRIPTION

We are pleased to offer for sale this deceptively spacious 2 bedroom period semi detached house situated in a quiet close. The property is offered to the market chain free and briefly comprises: Entrance hall, a large through lounge, kitchen, utility room, a large master bedroom, good sized second bedroom and a large first floor bathroom. Externally there is a charming large rear garden and small front garden. The property offers access to the local shops, schools and transport links and is offered chain free.

This property also benefits from double glazing and central heating.

Entrance hall:
Through lounge/diner:

7.34 x 3.23

Kitchen:

3.61 x 2.16

Utility room:

3.2 x 1.6

First floor landing:

Bedroom one:

4.06 x 3.15

Bedroom two:

3.51 x 2.46

Bathroom:

3.38 x 2.16

Outside:

Approx 120` rear garden, laid to lawn in two sections and overlooking fields beyond.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D £1,679 per annum.

EER Rating: 56 EIR Rating: 50

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left and proceed along Station Road, at the second set of traffic lights (at the high street) turn left and proceed through the high street, which in turn becomes Sidcup Hill. Continue until you come to a set of traffic lights and turn right into Cray Road. The second turning on the right is Suffolk Road. Closest Stations: Sidcup (1.21 mi) Albany Park (1.29 mi) St Mary Cray (1.65 mi) Closest Schools: Hope Community School (0.216 mi) Merton Court School (0.37 mi) Cleeve Park School (0.77 mi)



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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612